



West Buildings, Worthing

Offers In Excess Of
£250,000
Leasehold

- Purpose Built Flat
- Two WC's
- Off-Road Parking
- Spacious Living/Dining Room
- Two Double Bedrooms
- Modern Kitchen
- EPC Rating - D
- Council Tax Band - A

We are delighted to offer to market this well-presented two-story, basement/ground-floor apartment, ideally situated in the heart of Worthing town centre, just yards from the seafront and close to local shops, restaurants, parks, bus routes, and the mainline station. Accommodation comprises a large living/dining room, a modern kitchen, two double bedrooms, a shower room, and a separate WC on the ground floor. Other benefits include non-allocated resident parking and a long lease.

T: 01903 331247 E: info@robertluff.co.uk
www.robertluff.co.uk

Robert
Luff & Co
Sales | Lettings | Commercial



Accommodation

Communal Entrance

Automatic lighting. Meter cupboard.

Living/Dining Room 25'4" x 15'0" (7.74 x 4.58)

Double glazed dual aspect window. Original sash window. Radiators.

Kitchen 13'6" x 7'2" (4.14 x 2.19)

Dual aspect double glazed windows. Basin and drainer. Cream wall, base and draw units. Space for white goods. Cupboard enclosed boiler which is only three years old. Neff split level oven. Tiled splashback. Bosch electric hob. Cooke and Lewis overhead extractor. Door to:

Separate WC

Low level flush WC. Frosted double glazed window. Tiled walls. Cloakroom basin.

Stairs To Lower Ground Floor

Power point. Stairs leading down.

Bedroom One 12'9" x 12'5" (3.90 x 3.79)

Dual aspect double glazed windows. Radiator.

Bedroom Two 14'7" x 9'11" (4.45 x 3.04)

Double glazed window. Radiator. Understairs storage cupboard.

Bathroom 8'4" x 4'11" (2.55 x 1.50)

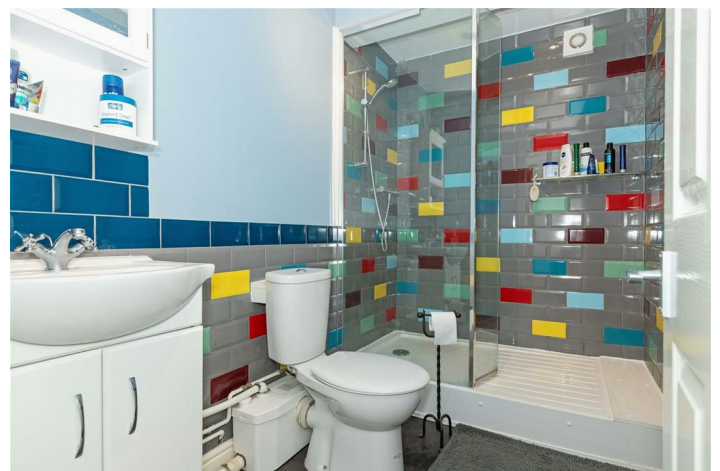
Tiled splashback and shower. Walk-in shower with wall mounted shower and controls. Extractor fan. Low level flush WC. Basin and vanity unit. Wall mounted heated towel rail.

Tenure

Leasehold with approximately 118 years remaining

Annual Ground Rent - £55

Annual Maintenance - £900



30 Guildbourne Centre, Worthing, West Sussex, BN11 1LZ

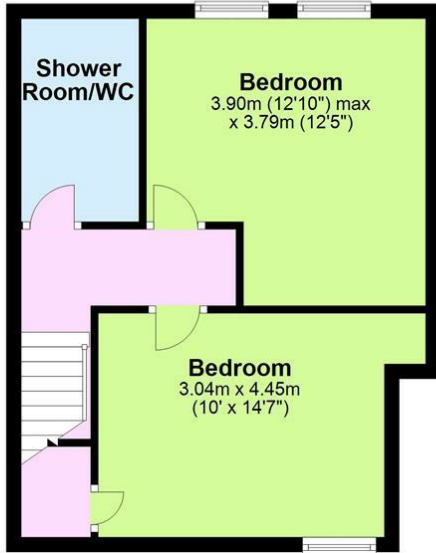
T: 01903 331247 E: info@robertluff.co.uk

www.robertluff.co.uk

Floorplan

Lower Ground Floor

Approx. 37.3 sq. metres (401.4 sq. feet)



Ground Floor

Approx. 47.5 sq. metres (511.4 sq. feet)



Total area: approx. 84.8 sq. metres (912.8 sq. feet)

Energy Efficiency Rating		Current	Potential
Vary energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		67	79
	EU Directive 2002/91/EC		

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales			
	EU Directive 2002/91/EC		

The information provided about this property does not constitute or form any part of an offer or contract, nor may it be regarded as representations. All interested parties must verify accuracy and your solicitor must verify tenure/lease information, fixtures and fittings and, where the property has been extended/converted, planning/building regulation consents. All dimensions are approximate and quoted for guidance only as are floor plans which are not to scale and their accuracy cannot be confirmed. References to appliances and/or services does not imply that they are necessarily in working order or fit for the purpose.

30 Guildbourne Centre, Worthing, West Sussex, BN11 1LZ

T: 01903 331247 E: info@roberluff.co.uk

www.roberluff.co.uk